

Town of Stanford Planning Board

Meeting Minutes

October 29, 2025

7:30 PM

Present: Thomas Angell, Bradley Rolston, Chris Flynn, Wendy Burton (Town Board liaison)

Absent: Laura Viscusi, William Moriarty

Meeting begins at 7:30 PM

PUBLIC HEARING:

Minor Subdivision: Jane Berkey: Kirk Horton

369-377 Pugsley Hill Road, Stanfordville, NY 12581

Mr. Horton presented. Mr. Horton provided the affidavit to the listing in the Poughkeepsie Journal. No members of the public requested a presentation. Mr. Flynn motioned to close the public hearing. Mr. Rolston seconded. All in favor, Mr. Angell, Mr. Flynn, Mr. Rolston. Motion carried.

Site Plan Approval: Burdick Park: Town of Stanford: Judith MacDonald, Charles Shaw

Route 82 & Hunns Lake Rd, Stanfordville, NY 12581 Parcel #305320

Mr. Shaw presented. Ms. McDonald provided Ms. Knickerbocker with the affidavit to the listing in the Poughkeepsie Journal and Ag District neighboring parcels certified mailings. Mr. Shaw provided the Board with an updated site plan to correct the mislabeling error of Route 83 to Route 82. Ms. Burton, 628 Hunns Lake Rd, spoke on behalf of Burdick Park that has been in process for six years and believes it is a wonderful enhancement to the Town instead of other options that were previously presented. Mr. Rolston motioned to close the public hearing. Mr. Flynn seconded. All in favor, Mr. Rolston, Mr. Flynn, Mr. Angell. Motion carried.

BUSINESS:

Minor Subdivision: Jane Berkey: Kirk Horton

369-377 Pugsley Hill Road, Stanfordville, NY 12581

Mr. Horton presented. Mr. Horton explained that they want to cut out the parcel with the house from the barn that is going to be 16 acres and the variance for the barn being too close on setbacks was granted by the Zoning Board of Appeals. Mr. Horton also explained there is an underground power and telephone line that serves the apartments and the house, and have separate meters, but they have an easement that was positively approved by Bob Butts. Mr. Horton said they drilled a well as well. SEAF Part 2 was read by Mr. Rolston. All questions were answered "no, or small impact may occur." Mr. Rolston read Part 3 of the SEAF and it was determined, based on the information and analysis above, and any supporting documentation, that the action will not result in any significant environmental impacts. Ms. Knickerbocker read the SEQR resolution, the votes were as follows; Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Moriarty, absent, Ms. Viscusi, absent. The resolution was adopted. Ms. Knickerbocker read the resolution granting a minor subdivision. The votes were as follows; Mr. Angell, yes, Mr. Flynn, yes, Mr. Rolston, yes, Mr. Moriarty, absent, Ms. Viscusi, absent. The resolution was adopted.

Site Plan Approval: Burdick Park: Town of Stanford: Judith MacDonald, Charles Shaw

Route 82 & Hunns Lake Rd, Parcel #305320

Mr. Angell mentioned that since the previous meeting the Planning Board received a mockup of the sign for the

park and that the amount of land disturbance will be less than an acre (.48 acres). Mr. Rolston asked who pays for the maintenance of the park. Mr. Shaw explained that there is a fund from a private donor, but Ms. McDonald explained that the funds are for the building of the park only, that the maintenance is very minimal that the Town would have to do because it would be mowing twice a year, and not maintenance of “meadows” which can be very complicated. Ms. McDonald said private funding will take place for the development of the paths and ponds. Mr. Horowitz, a member of the public, suggested drone seeding and pollinating. Ms. Knickerbocker received a response of “matter of local concern” on the 239M referral to County Planning. The Town Board has declared itself lead agency and has notified involved agencies, and those agencies have 30 days to respond to declare lead agency. Mr. Angell said the Planning Board cannot act until the SEQR is completed by the lead agency. The next Town Board meeting is right before the next Planning Board meeting so they hope to have SEQR completed by the next Planning Board meeting. Mr. Horowitz asked if the intent to walk only on the paths, yes.

#### OTHER:

Mr. Rolston motioned to approve the Sept 24, 2025 minutes with amendments to “jurisdiction letter” for Cold Spring Road and from a highway permit for Burdick Park from the “Town” to the “State.” Mr. Flynn seconded. All in favor, Mr. Angell, Mr. Rolston, Mr. Flynn. Motion carried.

Meeting adjourned 8:07 PM

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Continuing items awaiting new submissions and comments:

Lot line alteration: Matt Salvia

483 Cold Spring Rd, Stanfordville, NY

Changing a 3.3 acre lot to 5 acres

Postponed until letters of authorization have been received.

Minor Subdivision: Adrian Velasquez: David Rider

313 Jameson Hill Road, Clinton Corners, NY 12514

4 lot subdivision of land for residential building lots